

REAL ESTATE AUCTION

SATURDAY, OCTOBER 19, 2013 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

724 MINNEOPA, OTTUMWA, IOWA

1 Block North of Albia Road
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 3-bedroom, ranch-style home with large living room w/ fireplace, full bath, remodeled eat-in kitchen w/built-in Jenn Aire range, oven, microwave and dishwasher. This home has a full finished basement with large living room and kitchenette down; large bedroom w/walk-in closet, full bath w/jetted tub, all on the lower level. Sliding glass doors from the dining area lead to large open deck, overlooking spacious fenced-in rear yard with in-ground pool. This all-electric home has central air, newer roof and 2-car attached garage. Situated on a lot measuring 100' wide x 140' in depth, in an excellent South location, close to shopping. Be sure and make an appointment to view this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty *Deed*, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL PROMPTLY AT 12:00 NOON

For further particulars or an appointment to inspect the property,
please call the auction company: 641-682-5465.

Announcements made day of sale take precedence over any advertising.

RIVER COMMUNITY CREDIT UNION, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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